




#	Address	Apt/Unit	Municipality	Price	Beds	Wr	LSC	MLS#
1	7 Fairfield Ave		Brampton	\$499,000.00	3	2	Sc	W4015360

	7 Fairfield Ave		List: \$499,000 For: Sale ¹
	Brampton Ontario L6X2H9		
Brampton Northwood Park Peel 445-42-U			
SPIS: N	Taxes: \$3,662.74 / 2018	DOM: 12	
Detached Bungalow	Front On: W Acre:	Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4xMain, 1x4xBsmt	
Lot: 54 x 100 Feet Irreg: Dir/Cross St: Mclaughlin/Campbell			

MLS#: W4015360 Contract Date: 1/06/2018 Possession: Asap PIN#:

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Private	Cable TV:
Basement: Apartment / Sep Entrance	Gar/Gar Spcs: None / 0.0	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 6	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 4	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac:	Pool: Abv Grnd	Water Supply:
Apx Age:	Energy Cert:	Sewer: Sewers
Apx Sqft:	Cert Level:	Spec Desig: Unknown
Assessment:	GreenPIS:	Farm/Agr:
POTL:	Prop Feat: Park, Public Transit,	Waterfront:
POTL Mo Fee:	School	Retirement:
Elevator/Lift:		Oth Struct:
Laundry Lev:		
Phys Hdcap-Eqp:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.52	x 10.50	Laminate L-Shaped Room Bow Window
2	Dining	Main	10.63	x 8.72	Laminate Combined W/Living Window
3	Kitchen	Main	15.58	x 10.50	Eat-In Kitchen Ceramic Floor
4	Master	Main	12.56	x 10.53	Laminate Closet
5	2nd Br	Main	10.82	x 9.09	Laminate Closet
6	3rd Br	Main	10.50	x 9.09	Laminate Closet
7	Kitchen	Bsmt	22.24	x 10.50	Eat-In Kitchen Combined W/Kitchen
8	Dining	Bsmt	8.86	x 8.20	Laminate Combined W/Kitchen
9	Br	Bsmt	14.60	x 13.15	Laminate Closet
10	Living	Bsmt	13.58	x 12.46	Laminate

Client Remks: Beautiful 3 +1 Bedroom Detached Bungalow In Desirable Northwood Park Community On 54 X 100 Feet Huge Lot.Great Opportunity For 1st Time Buyer Or Investors.3 Bedroom With 1 B/Room Finished Basement(Income Potential \$1000) New Flooring In Living/ Dining And Basement Area, Freshly Professionally Painted Whole House. Walking Distance To School, Rec.Centre ,Transport,Park, Close To Highways Etc. Large Drive Way For 4 Cars Parking.Huge Backyard For Kids To Play.

Extras: Newer Roof Re-Shingled (2013) Renovated Kitchen (2015) Newer S/S Appliances (2015) New Furnace (2015) Renovated Main Floor Washroom.2 Fridge, 2 Stove, Dishwasher, All Electric Light Fixtures, Washer & Dryer. Lbx For Easy Showings,

Listing Contracted With: SAVE MAX REAL ESTATE INC., BROKERAGE Ph: 905-459-7900